

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°37'21"	88.12	400.00'	N05°29'16"W	87.94'
C2	05°40'43"	62.36	535.00'	N08°27'36"W	62.33'
C3	02°42'33"	64.18	1357.50'	S02°24'31"E	64.18'
C4	12°07'53"	84.69	400.00'	N05°14'32"W	84.53'
C5	00°29'29"	3.43	400.00'	N11°33'12"E	3.43'
C6	02°42'33"	64.18	1357.50'	S02°24'31"E	64.18'
C7	11°25'51"	157.67	840.00'	N45°15'39"W	133.36'
C8	22°59'54"	150.52	375.00'	N00°08'00"W	149.52'
C9	19°01'51"	186.00	560.00'	N02°17'02"W	185.15'

6
RED HAWK
Inst. No. 20110024645
O.P.R.D.C.T.

N86°23'20"E 136.45'

5' BUILDING LINE

5

LOT 5R
8,732 SF

20' SETBACK

131.47' OLD LOT LINE

5' BUILDING LINE

N86°23'20"E 131.47'

4
BLOCK B

126.31' OLD LOT LINE

15' SETBACK

LOT 3R
10,713 SF

3

5' BUILDING LINE

S86°23'20"W 12

2

RED HAWK
Inst. No. 20110024645
O.P.R.D.C.T.

N86°23'20"E 13

1

8' SETBACK

82.91'

23.05'

N83°45'32"E 82.91'

50.23'

12.12'

27.62'

10' SETBACK FOR HOUSE

20' SETBACK FOR GARAGE

28

27

Blackburn Dr.

32.19'

21.90'

72.44'

50.53'

5/8" FIR

G

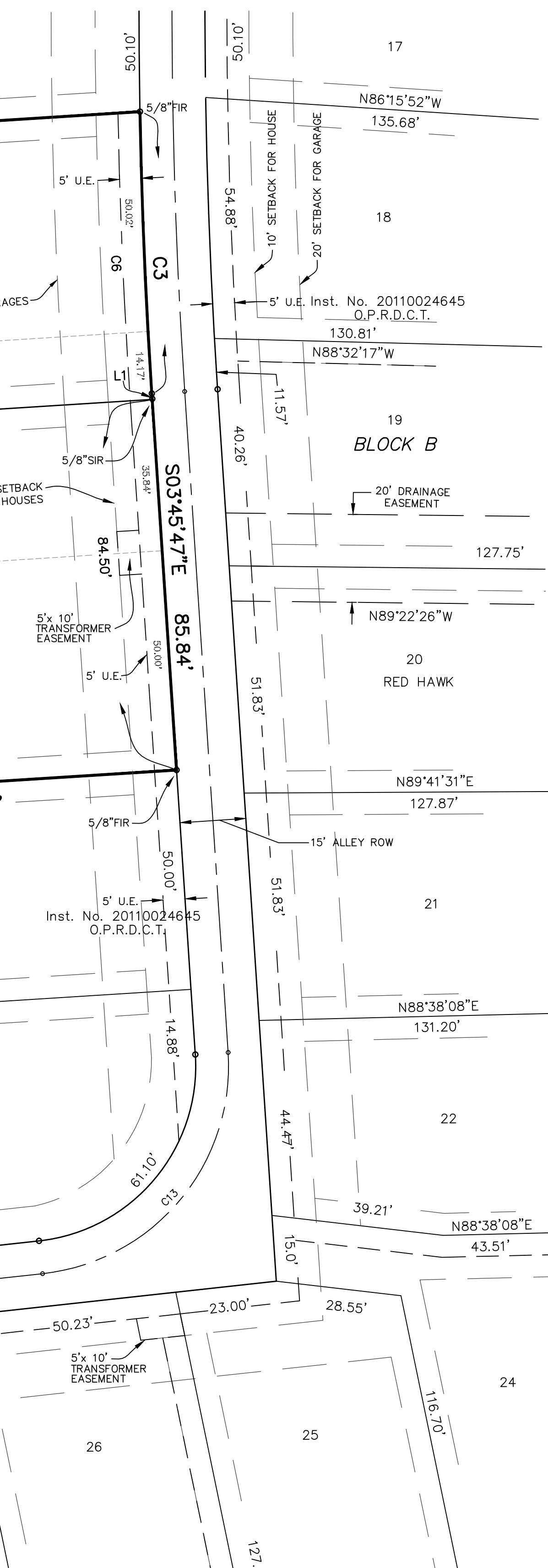
38.00'

C1

C2

12.32'

- A) Minimum 15-foot front building line shall be provided for all single family lots, except Lot 1R (formerly Lots 1 and 2), Block A which have a minimum 30-foot building line.
- B) There shall be minimum side yard setbacks of 5 feet for all buildings and a minimum building separation of 10 feet on all residential lots.
- C) There shall be a minimum three-foot side yard setback on all residential lots for any water features (swimming pools, spas and fountains), and said water features shall have a maximum height of three feet above natural grade.
- D) Minimum 20-foot setback shall be required for all garages on all residential lots.
- E) All homes with front or side entry garages accessed from the public street (not alleys) shall have carriage style wooded garage doors.
- F) Sidewalks will be constructed at time of house construction on all single family lots.
- G) Screening walls shall extend from house to house at the front of each house, crossing over the five-foot side setback lines on each lot and the wall shall encroach the five-foot side setback, but must contain a cut-out at grade to permit drainage which shall be approved by the City Engineer.
- H) Detached buildings and hardscape shall be permitted in front yard, but must be behind the 15 foot front building setback, except on Lots 1 and 2, Block A, where the hardscape setback shall be 15 feet and the building setback shall be 30 feet.
- I) A rolled curb may be used on the street for all lots with front drive access on any street which measures twenty-seven feet (27'-6") from gutter to gutter.



Floodplain Administrator	Date
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Notary Public, State of Texas

FILED _____, INSTRUMENT NO. _____, D.R.D.C.T. _____

JOB #08528-3F